

EXHIBIT 1



May 28, 2014

Stewart Title

RE: 3930 Legend Hills Street #102
Legends Maintenance Corporation / James Braxton
NAS # N60537

PLEASE TAKE NOTICE THAT OUR FORM HAS CHANGED. THIS FORM REFLECTS THE BALANCE OWED TO DATE PLUS THE APPLICABLE CHARGES ASSOCIATED WITH THE SALE OF THIS PROPERTY. THE ITEMIZED ACCOUNTING BREAKDOWN ON THE NEXT PAGE IS FOR INFORMATIONAL PURPOSES ONLY AS IT DOES NOT INCLUDE CHARGES DUE TO THE HOA FOR THE TRANSFER OF OWNERSHIP.

In response to your request for payoff amount on the above referenced matter, the following is a demand for payoff.

Total Assessments Due	\$8,212.00	Recording Costs	\$81.00
Total Late Fees Due	\$1,300.00	Intent to Notice of Default	\$75.00
Interest Due	\$1,720.97	Escrow Demand Fee (2)	\$300.00
HOA/Mgmt Letter	\$50.00	Escrow Rush Fee	\$100.00
Management Co. Fee/ Admin Fee	\$50.00	Notice of Default Fees	\$400.00
Demand Letter	\$135.00	Title Report	\$400.00
Notice of Rescission	\$30.00	Notice of Sale Fee	\$250.00
Notice of Delinquent Assessment			
Lien/Violations Lien	\$325.00	Posting & Publication Cost	\$0.00
Release of Notice of Delinquent			
Assessment Lien/Violations Lien	\$30.00	Publication Cost	\$346.67
Mailing Costs	\$86.25	E-recording Cost	\$10.00
Mailing Fees	\$60.00	Posting & Serving Service Cost	\$75.00
Mailing-Walz 2014 Costs	\$0.00	Postponement of Sale	\$225.00
Mailing-Walz 2014 Fees	\$0.00	Conduct Foreclosure Sale	\$125.00
Mailing-PB 2014 Costs	\$0.00	Misc: Attny - Huston, p.c.	\$376.00
Mailing-PB 2014 Fees	\$0.00	Payments/Credits	(\$105.00)

If paid prior to escrow: \$14,657.89

If the property is to be paid through escrow and is changing ownership the following items are to be added:

Account Set Up Fee \$175.00

Total to be paid at close of escrow: \$14,832.89

This demand will expire on June 20 2014. This demand may not include all management company transfer or document preparation fees, or other fees and costs. You must contact the management company directly for these additional amounts.

**PLEASE PROVIDE NAS WITH A COPY OF THE DEED AT CLOSING.
DEED DOES NEED TO BE RECORDED.**

Sincerely,
Autumn Fesel

Braxton, James

3930 Legend Hills Street #102

Legends Maintenance Corporation

Account No.: 57643

NAS #N60537

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**Assessments, Late Fees, Interest,
Attorneys Fees & Collection Costs**

	Qty	Monthly Present Rate	Monthly Prior Rate	CURRENT NAS FEES	TOTAL NAS COSTS
Dates of Delinquency:		1/1/2011	3/1/2010	3/1/2010	3/1/2010
03/01/2010-6/20/2014		6/20/2014	12/31/2010	6/20/2014	6/20/2014
Balance Forward		0.00	0.00	0.00	0.00
Assessment Amount		161.00	145.00	0.00	0.00
No. of Periods Delinquent		42	10	0	0
Total Assessments Due		6762.00	1450.00	0.00	0.00
Late fee amount		25.00	25.00	0.00	0.00
No. of Periods Late Fees Incurred		42	10	0	0
Total Late Fees Due		1050.00	250.00	0.00	0.00
Interest Due		1695.70	25.27	0.00	0.00
HOA/Mgmt Letter		0.00	50.00	0.00	0.00
Management Co. Fee/ Admin Fee		0.00	50.00	0.00	0.00
Account Set Up Fee		0.00	0.00	0.00	0.00
Demand Letter		0.00	0.00	135.00	0.00
Notice of Rescission		0.00	0.00	30.00	0.00
Notice of Delinquent Assessment		0.00	0.00	325.00	0.00
Lien/Violations Lien					
Release of Notice of Delinquent		0.00	0.00	30.00	0.00
Assessment Lien/Violations Lien					
Mailing		0.00	0.00	60.00	86.25
Mailing-Walz 2014		0.00	0.00	0.00	0.00
Mailing-PB 2014		0.00	0.00	0.00	0.00
Recording Costs		0.00	0.00	0.00	81.00
Intent to Notice of Default		0.00	0.00	75.00	0.00
Payment Plan Fee		0.00	0.00	0.00	0.00
Payment Plan Breach Letters		0.00	0.00	0.00	0.00
Escrow Demand Fee	2	0.00	0.00	300.00	0.00
EscrowRush Fee		0.00	0.00	100.00	0.00
Notice of Default Fees		0.00	0.00	400.00	0.00
Title Report		0.00	0.00	0.00	400.00
Property Report		0.00	0.00	0.00	0.00
Notice of Sale Fee		0.00	0.00	250.00	0.00
Posting & Publication Cost		0.00	0.00	0.00	0.00
Publication Cost		0.00	0.00	0.00	346.67
E-recording Cost		0.00	0.00	0.00	10.00
Posting & Serving Service Cost		0.00	0.00	0.00	75.00
Courier		0.00	0.00	0.00	0.00
Postponement of Sale		0.00	0.00	225.00	0.00
Conduct Foreclosure Sale		0.00	0.00	125.00	0.00
Prepare/Record Deed		0.00	0.00	0.00	0.00
Property Transfer Tax		0.00	0.00	0.00	0.00
Misc: Attny - Huston, p.c.		0.00	0.00	0.00	376.00
Subtotals		\$9507.70	\$1825.27	\$2055.00	\$1374.92

Payment Credits**Amount**

Assessments/Violations	(0.00)
Interest	(0.00)
Late charges	(0.00)
Management Co	(0.00)
NAS Fees	(0.00)
NAS Costs	(0.00)

<u>Credit</u>	<u>Date</u>	<u>Type</u>	<u>Amount</u>
Reduc. per Reg.	5/28/2014	NAS Fees	(105.00)
			(0.00)

OTHER CREDITS**(105.00)****PAYMENTS TOTAL****0.00****TOTAL****TOTAL****14657.89**